

CITY OF ROCKFORD  
**REQUEST FOR PUBLIC RECORDS**  
**OFFICIAL REQUEST FORM**



**INSTRUCTIONS AND INFORMATION**

a. In Section 1, describe the public records that you wish to inspect or to have copied or certified. Please be precise about what records you seek. You may use a separate sheet if necessary.

Indicate whether you request only to inspect the public records or whether you also request to have the public records copied and certified by checking the appropriate spaces.

b. By submitting this Request Form, you are agreeing to pay to the City, in advance of receiving copies of any public records, the copying fees set forth in Section 2.

The fees set forth in Section 2 may be waived or reduced by the Freedom of Information Officer on determination and proof that the purpose of your request is primarily to benefit the general public and that you will receive no significant personal or commercial benefit from your request. If you wish to be considered for a fee waiver or reduction, you must complete the statement set forth in Subsection 2.B.

c. In Section 3, indicate the purposes for which you are requesting the public records identified in Section 1. You must provide the information in Section 3.

d. The City will not mail copies of public records except upon satisfactory proof that it would be unduly burdensome for you to inspect, receive via e-mail, or pick up the copies and then only upon advance payment of the actual cost of postage. You must complete the statement set forth in Section 4.

e. You must provide the information requested in Section 5.

f. You must sign the statement set forth in Section 6.

---

The City will disclose the public records requested on this Request Form within 21 Business Days after the receipt of this Request Form for all requests made for commercial purposes, and within five Business Days for all other requests, unless the applicable response period is extended as provided by law or the request is denied. All extensions and denials will be in writing and will state the reasons therefore. The Requestor may seek review of a denial by the Public Access Counselor of the Office of the Illinois Attorney General. Judicial review is available under Section 11 of the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.* For more detailed information, please consult the City of Rockford Policy for Implementation of the Illinois Freedom of Information Act, which is available from the Freedom of Information Liaison Officer.

---



**1. Request for Records**

I request the following public records of the City:

Records requested (field will continue to grow as you type. Enter your complete request in detail):

Pursuant to the Freedom of Information Act, I hereby request the following records:

I would like to obtain all emails sent to, from, or copied to Mayor Larry Morrissey from January 1, 2010 to Present day, containing any of the following non-case-sensitive key-strings: 'EB-5', 'Regional Center', 'USCIS' or 'EB5'.

The requested documents will be made available to the general public, and this request is not being made for commercial purposes.

In the event that there are fees, I would be grateful if you would inform me of the total charges in advance of fulfilling my request. I would prefer the request filled electronically, by e-mail attachment if available or CD-ROM if not.

Thank you in advance for your anticipated cooperation in this matter. I look forward to receiving your response to this request within 20 business days, as the statute requires.

Inspect

Copy



2. **Agreement to Pay Fees** (*check/complete A. or B. below*)

A. Unless I have requested and received a waiver under Subsection B of this Section, I will pay the following fees for the public records copied at my request:

1. Copies – 8½ x 11 or 8½ x 14, Black and White

First 50 pages	Free
----------------	------

Additional pages	\$.15 per page
------------------	----------------

2. Other types of records @ actual cost of reproduction \$

3. Postage @ actual cost \$

I agree that I will pay the actual charges that the City incurs in connection with the copying services, and the fees stated in items 1 through 3. I further agree that the fees stated in items 1 through 3 above will not apply if the fee for the requested records is otherwise fixed by statute. If the requested records are produced on an electronic medium, I agree to pay the actual cost of purchasing the medium.

B. I request a waiver of the fees set forth in Subsection A, and in support of my request I hereby certify that I will gain no significant personal or commercial benefit from the public records herein requested and that my principal purpose in making this request is to benefit the general public by disseminating information concerning the health, safety, welfare, or legal rights of the general public in the following specific manner:

3. **Purpose of Request**

Please check Yes or No for each of the following:

<u>Yes</u>	<u>No</u>
------------	-----------

A. I am requesting the public records identified in Section 1 to use the records, or the information derived therein, for sale, resale, solicitation, or advertisement for sales or services.

B. I am, or represent, news media or a non-profit, scientific or academic organization.

C. The principal purpose of this Request for Public Records is to access and disseminate information concerning news and current or passing events.



D. The principal purpose of this Request for Public Records is for articles of opinion or features of interest to the public.

E. The principal purpose of this Request for Public Records is academic, scientific, or public research or education.

Pursuant to Section 3.1(c) of the Freedom of Information Act, it is a violation of the Act for a person to knowingly obtain a public record for a commercial purpose without disclosing that it is for a commercial purpose.

**4. Method of Delivery**

E-Mail  Fax  Mail  In Person

**5. Requestor**

A. Name of Requestor: Taylor Scott Amarel

B. Address for Responses, Decisions, and Communications:

Dept. MR 53387, 411A Highland Ave., Somerville, MA 02144

\_\_\_\_\_

C. Contact Information of Requestor:

Work: **617-299-1832**

Home:

Cell:

Fax:

E-mail: **53387-92514957@requests.muckrock.com**

**6. Signature of Requestor**

By entering my name below, I acknowledge and represent that I have reviewed and understand the City of Rockford Policy for Implementation of the Illinois Freedom of Information Act, and under penalties as provided by law pursuant to §1-109 of the Illinois Code of Civil Procedure, that all of the information provided in support of this request is true and accurate.



## Request Form Page 5

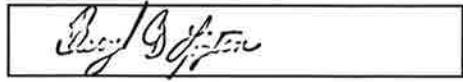
**\*\*Note:** If you are sending in this form electronically, you do not need to sign your name with a pen. However, you will need to check the below /s/ digital signature box, or you can click the "Signature of Requestor" box to digitally sign this form if you're familiar with signing Adobe PDF's."



/s/Check here to approve the use of your digital signature

Beryl Lipton for Taylor Scott Amarel

Please print your name



Signature of Requestor

Date will be entered automatically...

Date

**Send Form**

FOIA Email Reference - For City Official use only:

FOIA Notes - For City Official use only:



## Kerry Partridge

---

**From:** Gary Gorman <ggorman@gormanusa.com>  
**Sent:** Monday, March 20, 2017 9:35 PM  
**To:** Larry Morrissey  
**Cc:** Todd Cagnoni  
**Subject:** RE: Revised AMENDED AND RESTATED Dev Agreement Draft 03-20-17 TMC

Mayor,

First, thank you for the strong words of support at the rally tonight. I have to believe that this kind of event has an impact.

The move by Alder MacNamara to offer a 10 point amendment to a contract that was very thoroughly negotiated for months without even communicating with the other party to the contract was a very risky move. I am not sure how that came about, but I guess it explains why Todd did not return multiple calls from me today.

Let me respond point by point:

- 1) Page 4, paragraph B (2), the change of the price of the conference center from \$13,100,000 to \$12,500,000. I provided a very detailed budget for the conference center months ago to Jim Ryan and the same budget to Todd recently. I am willing to take out expenses related to HUD 108 financing. If you add the HUD 108 fee to the required reserve, that totals \$437,000. I wanted to leave the reserve in the budget until we received the bids from subcontractors and suppliers, but I take it that this is no longer considered good practice. That brings the total to \$12,663,000. I would like someone to explain why there is another \$113,000 removed. Where does that number come from?
- 2) Page 5, section C (2) (i) eliminates my ability to approve the plan for improvement in Davis Park. That is fine.
- 3) Page 5, section C (2) strikes “not unreasonably withheld”. Obviously, this no longer applies since I don’t have approval rights to withhold.
- 4) Page 5, section C (2) (i) says I have to replace bathrooms if I take down Lorden. Fine.
- 5) Page 5, section C (2) (ii) adds the word “reasonable” to the anticipated agreement with RAVE on park access. Fine.
- 6) Page 9, section 4 (iv) reduces the room tax rebate to 4%. I already agreed to split it 80-20, so that is fine.
- 7) Page 9, section 4 (iv) Tom listed the language allowing the City to allocate the 1% room tax that is not rebated. Fine.
- 8) Page 10, section D (2) requires a 50-50 split of any equity proceeds from the extension of the state historic tax credit. That is a non-starter. First, the delays that we are experiencing reduce the equity from the state historic credit in 2017 as it is based on the expenditures before the end of the year. Moreover, as we have discussed many times, my capital sources, both debt and equity, require that any additional proceeds be applied to reduce permanent debt. Frankly, even if they did not require it, I would insist on it as the cash flows are tight on this project.

9) Page 12, section D (8) again reduces the price of the conference center from \$13,100,000 to \$12,500,000. See my comments in paragraph 1 above.

10) Page 14, section F (1) discusses the intention of the City to use new markets credits. Fine.

In summary, I will agree to all of these changes except #8. I will even eat the reduction in the price of the conference center even though I see no rational reason for it. I think we are at a "yes" or "no" point on this deal.

I am leaving for EB-5 investor meetings in Vietnam early tomorrow morning and won't get back until Sunday night. I may have access to email, but probably not phone service. Let me know if we have the votes.

**Gary Gorman**  
**CEO**  
**Gorman & Company, Inc.**  
**200 N. Main St., Oregon, WI 53575**  
**[GGorman@GormanUSA.com](mailto:GGorman@GormanUSA.com)**  
Office (608) 835-3110  
Cell (608) 444-6108  
Fax (608) 835-3119  
[www.GormanUSA.com](http://www.GormanUSA.com)

---

**From:** Larry Morrissey [mailto:[Larry.Morrissey@rockfordil.gov](mailto:Larry.Morrissey@rockfordil.gov)]

**Sent:** Monday, March 20, 2017 4:11 PM

**To:** Gary Gorman

**Subject:** Fwd: Revised AMENDED AND RESTATED Dev Agreement Draft 03-20-17 TMC

Gary,

This is the latest with proposed amendments to be introduced by Alderman McNamara. With these amendments, he has committed to work to get the 2 needed votes to get us to 7.

You will not like 2 of the provisions related to the cost and the split of potential additional historic tax credits beyond this year.

I know the historic tax credit split is a substantive issue that would need discussion with your investors/lenders. If these amendments will get it done, I will do whatever I can to work to get your investors/lenders to understand the dynamics and actual/perceived equity of sharing funds that are not yet part of the deal.

Right now, we are still at 5 yes votes. I am relying upon Tom to help us get the final two. We can discuss later this evening.

LM

Mayor Lawrence J. Morrissey  
425 E. State Street  
Rockford, Illinois 61104  
779.348.7150 (work)

Begin forwarded message:

**From:** Todd Cagnoni <[Todd.Cagnoni@rockfordil.gov](mailto:Todd.Cagnoni@rockfordil.gov)>  
**Date:** March 20, 2017 at 4:02:54 PM CDT

**To:** Larry Morrissey <[Larry.Morrissey@rockfordil.gov](mailto:Larry.Morrissey@rockfordil.gov)>

**Subject:** Revised AMENDED AND RESTATED Dev Agreement Draft 03-20-17 TMC

latest



## Kerry Partridge

---

**From:** Gary Gorman <ggorman@gormanusa.com>  
**Sent:** Monday, March 20, 2017 9:35 PM  
**To:** Larry Morrissey  
**Cc:** Todd Cagnoni  
**Subject:** RE: Revised AMENDED AND RESTATED Dev Agreement Draft 03-20-17 TMC

Mayor,

First, thank you for the strong words of support at the rally tonight. I have to believe that this kind of event has an impact.

The move by Alder MacNamara to offer a 10 point amendment to a contract that was very thoroughly negotiated for months without even communicating with the other party to the contract was a very risky move. I am not sure how that came about, but I guess it explains why Todd did not return multiple calls from me today.

Let me respond point by point:

- 1) Page 4, paragraph B (2), the change of the price of the conference center from \$13,100,000 to \$12,500,000. I provided a very detailed budget for the conference center months ago to Jim Ryan and the same budget to Todd recently. I am willing to take out expenses related to HUD 108 financing. If you add the HUD 108 fee to the required reserve, that totals \$437,000. I wanted to leave the reserve in the budget until we received the bids from subcontractors and suppliers, but I take it that this is no longer considered good practice. That brings the total to \$12,663,000. I would like someone to explain why there is another \$113,000 removed. Where does that number come from?
- 2) Page 5, section C (2) (i) eliminates my ability to approve the plan for improvement in Davis Park. That is fine.
- 3) Page 5, section C (2) strikes "not unreasonably withheld". Obviously, this no longer applies since I don't have approval rights to withhold.
- 4) Page 5, section C (2) (i) says I have to replace bathrooms if I take down Lorden. Fine.
- 5) Page 5, section C (2) (ii) adds the word "reasonable" to the anticipated agreement with RAVE on park access. Fine.
- 6) Page 9, section 4 (iv) reduces the room tax rebate to 4%. I already agreed to split it 80-20, so that is fine.
- 7) Page 9, section 4 (iv) Tom listed the language allowing the City to allocate the 1% room tax that is not rebated. Fine.
- 8) Page 10, section D (2) requires a 50-50 split of any equity proceeds from the extension of the state historic tax credit. That is a non-starter. First, the delays that we are experiencing reduce the equity from the state historic credit in 2017 as it is based on the expenditures before the end of the year. Moreover, as we have discussed many times, my capital sources, both debt and equity, require that any additional proceeds be applied to reduce permanent debt. Frankly, even if they did not require it, I would insist on it as the cash flows are tight on this project.

9) Page 12, section D (8) again reduces the price of the conference center from \$13,100,000 to \$12,500,000. See my comments in paragraph 1 above.

10) Page 14, section F (1) discusses the intention of the City to use new markets credits. Fine.

In summary, I will agree to all of these changes except #8. I will even eat the reduction in the price of the conference center even though I see no rational reason for it. I think we are at a "yes" or "no" point on this deal.

I am leaving for EB-5 investor meetings in Vietnam early tomorrow morning and won't get back until Sunday night. I may have access to email, but probably not phone service. Let me know if we have the votes.

**Gary Gorman**  
**CEO**  
**Gorman & Company, Inc.**  
**200 N. Main St., Oregon, WI 53575**  
**[GGorman@GormanUSA.com](mailto:GGorman@GormanUSA.com)**  
Office (608) 835-3110  
Cell (608) 444-6108  
Fax (608) 835-3119  
[www.GormanUSA.com](http://www.GormanUSA.com)

---

**From:** Larry Morrissey [mailto:[Larry.Morrissey@rockfordil.gov](mailto:Larry.Morrissey@rockfordil.gov)]

**Sent:** Monday, March 20, 2017 4:11 PM

**To:** Gary Gorman

**Subject:** Fwd: Revised AMENDED AND RESTATED Dev Agreement Draft 03-20-17 TMC

Gary,

This is the latest with proposed amendments to be introduced by Alderman McNamara. With these amendments, he has committed to work to get the 2 needed votes to get us to 7.

You will not like 2 of the provisions related to the cost and the split of potential additional historic tax credits beyond this year.

I know the historic tax credit split is a substantive issue that would need discussion with your investors/lenders. If these amendments will get it done, I will do whatever I can to work to get your investors/lenders to understand the dynamics and actual/perceived equity of sharing funds that are not yet part of the deal.

Right now, we are still at 5 yes votes. I am relying upon Tom to help us get the final two. We can discuss later this evening.

LM

Mayor Lawrence J. Morrissey  
425 E. State Street  
Rockford, Illinois 61104  
779.348.7150 (work)

Begin forwarded message:

**From:** Todd Cagnoni <[Todd.Cagnoni@rockfordil.gov](mailto:Todd.Cagnoni@rockfordil.gov)>  
**Date:** March 20, 2017 at 4:02:54 PM CDT

**To:** Larry Morrissey <[Larry.Morrissey@rockfordil.gov](mailto:Larry.Morrissey@rockfordil.gov)>

**Subject:** Revised AMENDED AND RESTATED Dev Agreement Draft 03-20-17 TMC

latest



**From:** Illinois Law360 <news-q@law360.com>  
**Sent:** Thursday, March 30, 2017 3:48 AM  
**To:** Larry Morrissey  
**Subject:** \$45M Medicare Trial Ends With Lesser Pleas After Gov't Error



Thursday, March 30, 2017



### TOP NEWS

#### **\$45M Medicare Trial Ends With Lesser Pleas After Gov't Error**

A trio of defendants accused of cheating Medicare out of \$45 million pled guilty to much lesser charges Wednesday and could spend little to no time in jail after the government failed to hand over key evidence during a weekslong trial.

#### **III. Court Sides With Gov't In EB-5 Residency Status Row**

An Illinois federal judge ruled for the government Tuesday in the case of an Iranian EB-5 investor who sued after U.S. Citizenship and Immigration Services declined to remove conditions from his permanent resident status, saying the agency had reasons for its decision.

#### **Ex-Rep. Schock Says DOJ's Insider Flouted Constitution**

Former U.S. Rep. Aaron Schock, R-Ill., said in filings Tuesday that the government's suit accusing him of stealing from campaign committees and government funds is resting on the shaky foundation of a young staffer-turned-snitch who crossed constitutional lines to get dirt on his ex-boss.

#### **JCPenney's \$5M Settlement With Workers Passes First Hurdle**

An Illinois federal judge on Wednesday granted preliminary approval to a \$5 million settlement that would end a yearslong dispute between J.C. Penney Corp. and part-time employees in Illinois who say they were never paid vacation benefits when they left the company.

#### **III. FCA Doesn't Cover Tax Violation Claim, Appeals Court Says**

An Illinois appeals court on Wednesday rejected a suit alleging an online wine retailer violated the Illinois False Claims Act when it failed to collect local taxes on purchases made through its website, saying the customer who brought the suit failed to identify a false claim or representation made by the retailer.

### POLICY & REGULATION

#### **Patient Flow Still Matters In Hospital Tie-Ups, FTC Official Says**

Although two federal circuit courts have recently discounted evidence of patient flows in hospital merger challenges by the Federal Trade Commission, the

### LAW FIRMS

Akin Gump  
Bowman and Brooke  
Cotsirilos Tighe  
Drinker Biddle  
Gibson Dunn  
Hagens Berman  
Hinshaw & Culbertson  
Jones Day  
Kirkland & Ellis  
Labaton Sucharow  
Lane & Waterman  
Long & Levit  
McGuireWoods  
Perkins Coie  
Seyfarth Shaw  
Squire Patton Boggs  
Thompson & Knight  
Werman Salas  
Womble Carlyle

### COMPANIES

American Bar Association  
American Civil Liberties Union  
Associated Press  
Association of Corporate Counsel  
Barrick Gold Corporation  
Geico  
GlaxoSmithKline  
J.C. Penney Company Inc.  
LawVision Group LLC  
Motorola Solutions Inc.

information is still relevant in an assessment of whether a combination of hospital systems is anti-competitive, an FTC official said Wednesday.

## LITIGATION

### 7th Circ. Says Collector Misled Consumer About Old Debt

The Seventh Circuit on Wednesday affirmed a ruling that debt collector Portfolio Recovery Associates had run afoul of the Fair Debt Collection Practices Act in its efforts to recoup an old consumer debt, finding the letter it sent to the debtor failed to clearly communicate that the debt had expired.

### Ambit Energy Gets RICO, Rate Suit Thrown Out

An Illinois federal judge has granted summary judgment to natural gas supplier Ambit Energy Holdings LLC and tossed a proposed class action brought by a ratepayer who alleged the company broke its promises, jacked up rates and violated the Racketeer Influence and Corrupt Organizations Act, ruling the company's conduct did not constitute mail or wire fraud.

### Motorola Files ITC Complaint Over Hytera Radio Equipment

Chicago-based Motorola Solutions Inc. said Wednesday that it filed a complaint with the U.S. International Trade Commission seeking to block China's Hytera Communications Corp. Ltd. from importing two-way radio equipment that Motorola claims infringes several of its patents.

## EXPERT ANALYSIS

### Series

#### Advocate For An Agency: Ex-FERC GC Cynthia Marlette

Cynthia Marlette, the Federal Energy Regulatory Commission's general counsel from 2001 to 2005 and from 2007 to 2009, reflects on how she addressed the job's many responsibilities, including advising the commission on laws and enforcement actions, developing policy, seeking consensus among commissioners, and overseeing defense of agency actions in court, as well as dealing with historic events like the California energy crisis.

## LEGAL INDUSTRY

### Analysis

#### 4 Ways To Rise To The Top In BigLaw Without Making It Rain

Being a rainmaker is often thought of as the gold standard when it comes to "making it" in BigLaw, but experts say there are a number of ways lawyers can become highly valued partners without being stellar business generators. Here are four tips on becoming a major player without being a rainmaker.

### Analysis

#### 3 Decisions You Need To Read About Bills And Privilege

It's generally understood that the bills a lawyer sends a client are privileged communications and can't be pried open through discovery, but courts haven't always agreed with the concept. Here, we look at three recent cases showing just how far the privilege can or cannot go when it comes to legal billing.

### More Democrats Rally To Gorsuch Filibuster Effort

Senate Democrats pushed further to block of the Tenth Circuit Judge Neil Gorsuch's nomination to the U.S. Supreme Court on Wednesday, as more than half of their colleagues have said they would oppose his confirmation.

Portfolio Recovery Associates Inc.  
Public Broadcasting Service  
United Auto Workers

## GOVERNMENT AGENCIES

Bureau of Citizenship and Immigration Services  
Equal Employment Opportunity Commission  
Federal Bureau of Investigation  
Federal Election Commission  
Federal Energy Regulatory Commission  
Federal Trade Commission  
Florida House of Representatives  
International Trade Commission  
National Labor Relations Board  
Pennsylvania Supreme Court  
U.S. Department of Energy  
U.S. Department of Justice  
U.S. Senate  
U.S. Supreme Court

## **UAW Tells Sens. To Vote 'No' On Gorsuch For Supreme Court**

The president of the United Automobile, Aerospace and Agricultural Implement Workers of America on Wednesday announced he has sent a letter to the U.S. Senate expressing strong opposition to Tenth Circuit Judge Neil Gorsuch's nomination to the U.S. Supreme Court, urging lawmakers to vote no on the nomination.

## **ACC Offers Benchmarks For Law Firm Cybersecurity**

The Association of Corporate Counsel on Wednesday released cybersecurity guidelines for law firms that outline the ways in which sensitive information passed to outside counsel should be handled and protected.

## **Fla. House Narrowly Passes Judicial Term Limits Bill**

The Florida House of Representatives narrowly passed a bill Wednesday that would place an amendment on the ballot next year to limit state appellate and Supreme Court judges to two six-year terms.

## **Plaintiffs Bar Perspective: Jonathan Gardner**

For plaintiffs attorneys, it's important to have an entrepreneurial mindset and understand the business of law. Since we are contingency-based, we take on risk with every case, says Jonathan Gardner, partner at Labaton Sucharow LLP.

### **JOBS**

**Search full listings or advertise your job opening**

**Patent Agent**

Perkins Coie  
Chicago, Illinois

**Lateral Patent Attorney**

Hanley, Flight & Zimmerman LLC  
Chicago, Illinois

Not sure if your firm subscribes? Ask your librarian.

We hope you found this message to be useful.  
However, if you'd rather not receive future emails of this sort,  
you may unsubscribe [here](#).

Please DO NOT reply to this email. For customer support inquiries, please call 1-646-783-7100 or visit our [Contact Us](#) page.

Law360 | Portfolio Media, Inc, 111 West 19th Street, 5th Floor, New York, NY 10011



**Kerry Partridge**

---

**From:** National Bisnow <newsletter@news.bisnow.com>  
**Sent:** Thursday, April 13, 2017 11:34 AM  
**To:** Larry Morrissey  
**Subject:** Top Real Estate National News; CRE Tech Has Advanced So Far It Can Now Manage A Building

DON'T SEE IMAGES? [CLICK HERE](#)

[SUBSCRIBE FOR FREE](#)

[MANAGE EMAIL PREFERENCE](#)

**BISNOW**  
(ALMOST) NEVER BORING

# REAL ESTATE BISNOW NATIONAL EDITION

April 13, 2017

## Top Real Estate National News

## CRE Tech Has Advanced So Far It Can Now Manage A Building



### 8 Non-Tech RE Companies To Receive The Most Venture Capital In Q1



### Real Estate Kingpin Sam Zell: Commercial Real Estate Is Overpriced



### How Breather Is Cornering The On-Demand Event Space Industry



### Why Hotel Owners Should Welcome New Competition Even When It Hurts

If You're Navigating Complex Deals, Find Your Way to Commonwealth.

[FIND A LOCAL OFFICE NOW >](#)

 Commonwealth  
LAND TITLE INSURANCE COMPANY  
National Commercial Services



## The Rise And Fall Of Golf Club Communities Could Mean Big Bucks For Homebuilders

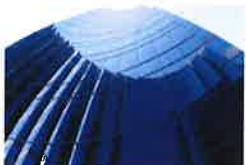
 **PGIM** REAL ESTATE FINANCE

### PRUDENTIAL MORTGAGE CAPITAL COMPANY IS NOW PGIM REAL ESTATE FINANCE.

[Partner with us](#)



**Tech Companies Shine Light On Opaque Government-Owned Real Estate**



**Year-Over-Year Office Absorption Drops To 5-Year Low, And Other Worrisome Q1 Stats**



**9 U.S. Museums That Are Works Of Art**



**IREM® EDUCATION:  
THE KNOWLEDGE ADVANTAGE  
YOU NEED IN THE CONSTANTLY  
CHANGING WORLD OF REAL  
ESTATE MANAGEMENT.**





## QUIZ: Do You Know This One Simple Trick For Property Management Success?

To say property professionals are stretched thin is an understatement. Running a commercial property is a complex job, and many property and facility managers find themselves pulled in multiple directions as they juggle budgets, tenant needs, maintenance issues and more.

But what if there was one simple way to increase rental income, decrease operating expenses, boost tenant satisfaction and keep your building running like a well-oiled machine? Take [this quiz](#) to find out the secret to achieving excellence in property management and operations.

# East Coast News



**PHILADELPHIA** - Development Might Finally Be On The Horizon By The Delaware River Waterfront



**WASHINGTON, DC** - Eager Investors Disappointed By Small Number Of CMBS Disclosures



**NEW YORK CITY** - Blackstone's Jonathan Gray Adjusting To Retail's Challenges



**TORONTO** - Canada's 5 Biggest Hotel Deals



**BOSTON** - Boston Starts 2017 With Positive Absorption, But Signs Point To Downturn



**ATLANTA** - Fears Confirmed: Atlanta Traffic Is A Mess Thanks To I-85



**SOUTH FLORIDA** - Miami Catches Food Hall Fever



**BALTIMORE** - 5 Ways Real Estate Can Boost Baltimore



**The premier resource and referral network in commercial real estate**



Influencing the success of the commercial real estate industry  
by advancing the achievements of women

Join today at [crewnetwork.org](http://crewnetwork.org)



**WASHINGTON, DC - Restaurant Row, Apartments Coming To Development Around New 600K SF CIS Office**



**NEW YORK CITY - Report: New York City Government Freezing Agency Leasing Deals**

**BISNOW**  
(ALMOST) NEVER BORING

**STAND OUT  
WE'RE  
HIRING**

**APPLY NOW**

# Central US News



**NASHVILLE** - Nashville Tops The Nation In Apartments Under Construction Compared To Existing Stock



**AUSTIN** - Austin's Tourism Is Good, But Major Players Want Great



**Texas Legislative Session Round-Up**



**CHICAGO** - Lee Kotler Kicks Off Konnect Real Estate With A Large, Creative Debt Placement



**PHOENIX** - Suburban Phoenix Office Leasing Second Strongest In The Nation



**HOUSTON** - Influx Of Development Capital Reshaping East Houston



**DALLAS-FORT WORTH** - As Platinum Corridor Reaches Critical Mass, Now Is The Time To Rethink Development



**DENVER** - Etkin Johnson Bets Big On Northwest Corridor



## Momentum 2017: Commercial Real Estate Outlook

Ideas and perspectives on how key areas of this dynamic market are developing in 2017, as well as strategies and tactics to consider as you plot your course for the year.

[VIEW THE FULL REPORT](#)

**COHN REZNICK**  
ACCOUNTING • TAX • ADVISORY



**HOUSTON - Bank Of America Leaving Namesake Tower, Will Anchor New Downtown Building**



**DALLAS-FORT WORTH - Up Close With NTCAR Hall Of Famer John Scovell**



**CHICAGO - Marquette Cos. Unveils Another Chicago Apartment Project**

**BISNOW**  
(ALMOST) NEVER BORING

**LET'S  
CO-HOST  
OUR NEXT  
EVENT**

**ADVERTISING@BISNOW.COM**

# West Coast News



**3 Trends That Could Dramatically Impact West Coast Hospitality**



**LOS ANGELES - What The Future Looks Like For Shopping Malls**



**SAN FRANCISCO - Exclusive: New Tech Tenant Heads To 650 California**



**SAN DIEGO - Developers Discuss Concerns About 'Future-Proofing' Projects Built Today**



**PORTRLAND - Old Town-Chinatown Attracts Another Creative Tenant**



**SAN FRANCISCO - San Francisco's Newest Giant Nears Completion**



**LOS ANGELES - Former NGKF Employee Sues Firm, Alleging Sexual Harassment**



**SEATTLE - Seattle EB-5 Expert Asserts That Reforms Will Strengthen Program**

# Make Better Decisions

from

**REAL ESTATE  
FINANCIAL MODELING**

Providing high impact financial modeling and training.



**REFM**

Model for Success



**ORANGE COUNTY - Why It's A Good Time To Be A Multifamily Seller In The OC**



**LOS ANGELES - Exercising Caution In Today's Capital Markets**



**SAN FRANCISCO - 3 Things Debt Markets Worry About**

**LIKE OUR NEWSLETTERS?  
GET MORE BREAKING NEWS AT BISNOW.COM**

**BISNOW**  
(ALMOST) NEVER BORING

# We're Hiring A San Francisco Director Of Business Development!

One of Bisnow's top-performing sales markets needs some love. Do you know The Bay area? Will you hit the phones after getting hit by a cab on your first day, just like our last Director of Biz Dev did on his? More importantly, do you live and breathe sales, real estate, people and events? Perfect. Then you already know that *Bisnow* is the largest platform of commercial real estate news and events in North America.

Our goal: to continue to grow our global company, keep the party going and get you floor seats to see the Golden State Warriors. (Just kidding ... or ARE we?) We offer competitive compensation structures, full health benefits and unlimited vacation time.

Know anyone who's into that? We'll pay you a cool \$5K if we hire your referral. Send that résumé to [nicole.caracci@bisnow.com](mailto:nicole.caracci@bisnow.com).



Share:

**BISNOW**  
ALMOST NEVER BORING

The email address for your subscription is: [larry.morrissey@rockfordil.gov](mailto:larry.morrissey@rockfordil.gov)  
[CONTACT](#) | [MANAGE EMAIL PREFERENCES](#) | [UNSUBSCRIBE](#)  
Advertise or Sponsor: [advertising@bisnow.com](mailto:advertising@bisnow.com)

VISIT [BISNOW.COM](#)  
SHARE      
SPONSOR [A NEWSLETTER](#)

[TERMS & CONDITIONS](#)

[PRIVACY POLICY](#)

You have been selected to receive this newsletter either through prior contact or professional association. If you have received it in error, please accept our apologies and unsubscribe at the bottom of the newsletter.



**Kerry Partridge**

---

**From:** National Bisnow <newsletter@news.bisnow.com>  
**Sent:** Thursday, April 27, 2017 11:34 AM  
**To:** Larry Morrissey  
**Subject:** Top Real Estate National News; James Beard Finalists: Restaurant Design Is Crucial To Success, Longevity

DON'T SEE IMAGES? [CLICK HERE](#)

[SUBSCRIBE FOR FREE](#)

[MANAGE EMAIL PREFERENCE](#)

**BISNOW**  
(ALMOST) NEVER BORING

# REAL ESTATE BISNOW NATIONAL EDITION

April 27, 2017

## Top Real Estate National News

## James Beard Finalists: Restaurant Design Is Crucial To Success, Longevity



## Brick-and-Mortar/E-Commerce Marriages Are Forging Retail's Future Success



## EB-5 Visa Program Extension Likely Without Reform



## 6 Restaurants Nominated For James Beard Best Design Award In 2017



## DC's Mystery Buyer 'Single-Handedly Keeping The Market Alive'

If You're  
Navigating  
Complex Deals,  
Find Your Way to  
Commonwealth.

[FIND A LOCAL OFFICE NOW >](#)

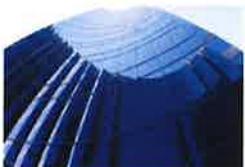
 Commonwealth™  
LAND TITLE INSURANCE COMPANY  
National Commercial Services



## 5 Healthcare CRE Trends To Watch In 2017



## Costs Force Law Firms Into Less Extravagant Offices



## Blackstone Subsidiary, Walker & Dunlop Form Short-Term Loan JV



## 6 African-American Celebrities Putting Their Mark On CRE



## 4 Green Retail Stores That Go Way Beyond Recycling

**IREM Institute of Real Estate Management**

# A MANAGEMENT FIRM WITHOUT AN AMO® IS LIKE A CLASS A BUILDING WITH NO TENANTS.

Trust an ACCREDITED MANAGEMENT ORGANIZATION® to maximize the return on your investments.

[CLICK HERE TO LEARN MORE AND TO FIND AN AMO® FIRM IN YOUR AREA](#)

# East Coast News



**PHILADELPHIA** - 'Right Now Is As Good As It Gets' In Philly's Office Market



**ATLANTA** - Hines Teeing Up 500K SF Spec Office At Atlantic Station



**WASHINGTON, DC** - 7 Former Star Athletes In DC Commercial Real Estate



**NEW YORK CITY** - WeWork Signs Landmark Deal With IBM For Full Manhattan Building



**BOSTON** - The Last Tower? City Hall's Hail Mary To Get New Millennium Skyscraper



**WASHINGTON, DC** - Former GSA Real Estate Chief Expects FBI Decision To Be Delayed Until 2018



**BOSTON** - Sky High Over Fenway: A Hard Hat Tour Of Pierce Boston



**BALTIMORE** - Greenberg Gibbons Planning Another Multimillion-Dollar Shopping Center Renovation



**BISNOW**  
(ALMOST) NEVER BORING

**LET'S  
CO-HOST  
OUR NEXT  
EVENT**

[ADVERTISING@BISNOW.COM](mailto:ADVERTISING@BISNOW.COM)



## MIAMI - Restaurants Key To Retail Developers In South Florida



## TORONTO - Maritime-Ontario Leases 360K SF Fulfillment Centre

# Central US News



## CHICAGO - Perkins+Will's Biggest Challenge For Designing Conagra's New HQ: The Size



## DENVER - The Northwest Corridor: A Bright Future Ahead, But Also Challenges In Dealing With New Tech



## DALLAS-FORT WORTH - Dallas' Big Plan To Attract And Retain Millennials



## HOUSTON - A Good School District Is Still The Best Amenity



## NASHVILLE - The Nashville Boom Abides, But Brings Its Own Challenges



**The premier resource  
and referral network in  
commercial real estate**

**C R E W**



**NETWORK<sup>®</sup>**

*Influencing the success of the commercial real estate industry  
by advancing the achievements of women*

Join today at [crewnetwork.org](http://crewnetwork.org)



## **AUSTIN-SAN ANTONIO - Austin - San Antonio Q1 Wrapup**



## **DALLAS-FORT WORTH - Hall Group Breaks Ground On Phase 2, Shares More Details About Development**



## **CHICAGO - Woodlawn Station Groundbreaking Highlights The Need For HUD Grants**



## **PHOENIX - How Luhrs City Center Got To Be Redevelopment Of The Year**



## **DALLAS-FORT WORTH - 4 Historic Downtown Buildings Getting Major Renovations**

# West Coast News



**SAN FRANCISCO** - San Francisco's Transbay Terminal Nearing First Phase Of Completion



**LOS ANGELES** - The Changing Face Of Koreatown



**SAN DIEGO** - San Diego's Strong Office Market Sparks Spec Development



**SEATTLE** - Seattle Sustainability: Decades Of Effort Lie Ahead



**OAKLAND** - Why Developers Love Oakland



**PORLTAND** - Portland Wants To Be Ahead Of The Curve On Driverless Cars



**SILICON VALLEY** - Silicon Valley Mayors Report Plenty Of Development, Want More



**SAN FRANCISCO** - The Glamorous Design Behind Leo's Oyster Bar In San Francisco

**BISNOW**  
(ALMOST) NEVER BORING

STAND OUT  
WE'RE  
HIRING

APPLY NOW



## LOS ANGELES - Has South LA Shopping Center Project Been Abandoned?

# We're Hiring A San Francisco Director Of Business Development!

One of Bisnow's top-performing sales markets needs some love. Do you know The Bay area? Will you hit the phones after getting hit by a cab on your first day, just like our last Director of Biz Dev did on his? More importantly, do you live and breathe sales, real estate, people and events? Perfect. Then you already know that *Bisnow* is the largest platform of commercial real estate news and events in North America.

Our goal: to continue to grow our global company, keep the party going and get you floor seats to see the Golden State Warriors. (Just kidding ... or ARE we?) We offer competitive compensation structures, full health benefits and unlimited vacation time.

Know anyone who's into that? We'll pay you a cool \$5K if we hire your referral. Send that résumé to [nicole.caracci@bisnow.com](mailto:nicole.caracci@bisnow.com).



Share:

TERMS & CONDITIONS

PRIVACY POLICY

You have been selected to receive this newsletter either through prior contact or professional association. If you have received it in error, please accept our apologies and unsubscribe at the bottom of the newsletter.

© 2017, Bisnow LLC, 718 7th St NW 2nd Floor Washington, DC 20001. All rights reserved.

